

Proposed Changes to CCR's

Below is a list of CCR's under review for amendment by the Board of Directors and ACC Committee. Each item will list the current article with the proposed change directly below for approval or denial. Ballots may be returned via email to boardofdirectors@cypressbendtxhoa.com or lynn@southwestpm.com prior to the Annual HOA Meeting or held until the meeting. Items will be discussed during the meeting before a final vote tally has been taken.

Current CCR's read as follows:

6.6 Uses Specifically Prohibited – STORAGE SHEDS

(a) No temporary dwelling, shop, trailer or mobile home of any kind or any improvement of a temporary character shall be permitted on any Lot except that (i) a Builder or contractor may have temporary improvements (such as a sales office and/or construction trailer) on a specifically permitted Lot during construction of residences in the Development and (ii) children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment which may be placed on a Lot if they (x) are placed in a location on the Lot so they are not visible from any street adjoining the Lot, (y) contain no more than eighty (80) square feet of floor space and (z) are not taller than eight (8) feet in height at their highest point. No building material of any kind or character shall be placed or stored upon the Property until construction is ready to commence, and then such material shall be placed totally within the property lines of the Lot upon which the improvements are to be erected; provided, however, that during any construction period, a Builder may store building materials on any Lot owned by such Builder.

The Board of Directors is proposing the following amendments based upon feedback of the community and multiple ACC requests concerning storage sheds.

6.6 Uses Specifically Prohibited

(a) No temporary dwelling, shop, trailer or mobile home of any kind or any improvement of a temporary character shall be permitted on any Lot except that (i) a Builder or contractor may have temporary improvements (such as a sales office and/or construction trailer) on a specifically permitted Lot during construction of residences in the Development and (ii) children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment which may be placed on a Lot if they ***(w) are of matching color to exterior of the house, painted if necessary (x) located in the rear yard least visible from street view (y) contain no more than one hundred twenty (120) square feet of floor space and (z) are not taller than ten (10) feet in height at their highest point. Any instance requiring disruption of neighboring property, such as fence removal, shall require signed consent from affected parties.*** No building material of any kind or character shall be placed or stored upon the Property until construction is ready to commence, and then such material shall be placed totally within the property lines of the Lot upon which the improvements are to be erected; provided, however, that during any construction period, a Builder may store building materials on any Lot owned by such Builder. ***Units exceeding the maximum square footage and/or equipped with electric packages, such as a/c ability, shall be deemed as living space and therefore subject to requirements for structural additions to the property. Any instance requiring disruption of neighboring property, such as fence removal, shall require signed consent from affected parties.***

_____ Approve Changes

_____ Decline Changes

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Current CCR's read as follows:

6.6 Uses Specifically Prohibited – TRASH BIN STORAGE

① No Lot or other area of the Property shall be used as a dumping ground for rubbish or waste, or for the storage or accumulation of unsightly materials of any kind, including without limitation, broken or rusty equipment, disassembled or inoperative Vehicles and discarded appliances and furniture. Trash, garbage or other waste shall at all times be kept in clean, well maintained sanitary containers. All trash containers shall at all times be screened from view from adjoining Lots and streets except as is reasonably necessary for trash pickup. Materials incident to construction of improvements may only be stored on Lots during construction of the improvement thereon.

The Board of Directors is proposing the following amendments:

① No Lot or other area of the Property shall be used as a dumping ground for rubbish or waste, or for the storage or accumulation of unsightly materials of any kind, including without limitation, broken or rusty equipment, disassembled or inoperative Vehicles and discarded appliances and furniture. Trash, garbage or other waste shall at all times be kept in clean, well maintained sanitary containers. All trash containers shall ***be placed on the side of the home, least visible from the street. Trash containers may not be placed in front of the garage or home at anytime except as is reasonably necessary for trash pickup.*** Materials incident to construction of improvements may only be stored on Lots during construction of the improvement thereon.

_____ Approve Changes

_____ Decline Changes